

COMMISSION MEETING MINUTES

Indiana Fire Prevention and
Building Safety Commission
Government Center South
302 W. Washington Street
Indianapolis, Indiana 46204
Conference Center Room B

November 4, 2015

Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman Hawkins at 9:00 a.m. on November 4, 2015.

(a) Commissioners present at the Commission meeting:

Ron Brown
Gregory Furnish
Kevin Goeden, representing the Commissioner, Department of Labor
John Hawkins, Chairman
Todd Hite, representing the Commissioner, Department of Health, late arrival
James Hoch
James Jordan
Matt Mitchell
Patrick Richard
Jessica Scheurich
Craig Von Deylen

(b) The following departmental and support staff were present during the meeting:

Legal and Code Services

Pam Walters, Staff Attorney
Denise Fitzpatrick, Code Specialist
Beth Sutor, Secretary

2. Old Business

Chairman Hawkins called for any corrections or a motion for approval for the October 6, 2015, minutes. Commissioner Scheurich moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

3. Third Party

Expert Modular Consultants, LLC
12315 Twin Branch Acres Road
Tampa, Florida 33626

Kevin Troy, Fire and Building Code Enforcement, introduced the application and recommended approval. Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

4. Ordinances

Chesterton Town Code Amendment
Chesterton, Indiana

Chairman Hawkins noted that the ordinance, approved last month but held at his request, did not, in fact, follow the template provided for ordinances. Commissioner Hoch moved to set aside the October 6, 2015, approval. Commissioner Von Deylen made the second. It was voted upon and carried. Discussion was held as to how the ordinance did not comply with the template relative to Article Six and some definitions. Also discussed was the new timeline established by the legislation last year, and how it affected the ordinance. Following discussion, Commissioner Richard moved to deny, with the second by Commissioner Scheurich. It was voted upon and carried.

5. Variances

Tabled Variances:

15-08-17 Lincoln Industries Warehouse Addition, Boonville

The proponent had withdrawn the application.

15-09-20 the Batesville House, Lawrenceburg

No proponent was available for questions. Commissioner Scheurich moved to table with the second by Commissioner Von Deylen. It was voted upon and carried.

15-09-23 The Place, Bloomington

No proponent was available for questions. Commissioner Hoch moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

15-09-37(e) Merchandise Warehouse Co, Inc. Indianapolis

The proponent had withdrawn the application.

15-09-61 AI Campus Bunkhouse, Marshall

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

15-09-62 Rocket 88 Doughnuts, Indianapolis

No proponent was available for questions. Commissioner Scheurich moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

15-09-83(a)(b)(c)(d) West Wing Vertical Expansion, Elkhart

Marvin Chrisman, Otis Elevator, spoke as proponent. The request was to allow a Gen 2 elevator system. The application had been incomplete last month, but was now eligible for the block vote. Commissioner Von Deylen moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

15-10-02 Historic Central Apartments Pool, Indianapolis

Jason Gilliana, Gilliana Pool LLC, spoke as proponent. The request was to allow the turn-over rate for the pool water to not strictly comply with code. The pool contains a tanning shelf, with a water depth of 6 inches, as part of the pool. It is not considered a wading pool, nor is it separated and fenced as called for by code. To comply with the 2-hour turn-over rate for wading pools, the size of the filters required and the cost incurred to turn over the water of the entire pool would be prohibitive. They have, instead, created separate piping to filter the tanning shelf only, the main body of the pool, the skimmers, and main drain,

allowing the appropriate rate for each use. Craig Burgess, Plan Review, addressed the Commission, noting that the rate of water treatment for wading pools was due to the occupants' ages and need to sanitize the water more frequently. He noted they did not object to the variance. Following discussion, Commissioner Hite moved that no variance was required, with the second by Commissioner Von Deylen. It was voted upon and carried.

15-10-03 1732 N. Lincoln Windows, Bloomington

The variance was incomplete. Commissioner Von Deylen moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

15-10-04 Fire Door Removal Frankfort Middle School, Frankfort

The request was to remove the fire doors in the hallways. Commissioner Richard moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

15-10-05 comfort Suites Rensselaer, Rensselaer

15-10-06 John Morrell, Greenfield

15-10-07 St. Pius X Parish, Granger

These variances were listed as incomplete and were ineligible to be heard. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

15-10-18 Integrity Machines Systems Inc, Indianapolis

Melissa Tupper, RTM Consultants, and John Manley, owner of the property, spoke as proponents. The owner had lost the intended tenant, Integrity Machines, but intends to go ahead with construction of the building. The request was to allow the building to be approximately 1,400 feet from the existing fire hydrant. He had reduced the size of the building to 6,000 square feet, and a retention pond sized to provide water for three buildings was on site. Smoke detection and a fire alarm system would be installed. The owner had been granted a variance for Manley Finish Grading to exceed the 400 foot requirement, claiming financial hardship. Margie Bovard, Indianapolis Fire Department, objected to the variance, and stated that the cost of installing a fire hydrant, called for by code, should be included in the cost of developing the site. She also noted that, while the local fire station may have a tanker truck, there is no guarantee that they will not be out on another call and unable to respond. Jeff Dean, City of Indianapolis, asked that, if the application were to be approved, they require a fire alarm and smoke detection system as part of a condition. Randy Gulley, Wayne Township Fire Department, also addressed the Commission, explaining that no truck carries suction hose since the departments all use hydrants, and

that there are only two tankers in Marion County. Following a lengthy discussion, Commissioner Brown moved to approve with the conditions that 1. The owner shall occupy the building, and shall not lease or sell it while the variance is in force. There shall be no further construction on the site. 3. Water lines and hydrants are to be installed within ten years. 4. A smoke detection and NFPA 72 fire alarm system shall be installed. Commissioner Richard made the second. It was voted upon by show of hand and carried seven to three.

15-10-31 Bartholomew County Historical Society Museum, Columbus

Ed Rensink, RTM Consultants, spoke as proponent. The building had undergone a structural evaluation to allow the use of the second floor as an assembly occupancy, and the request was to be allowed to use the floor as it exists. The proponent was questioned as to how the load was calculated, such as if all occupants were in one area like on a dance floor, and if the impact of rhythmic activity and its duration had been factored into the report. The proponent advised the Commission that he was not able to answer. Following discussion, Commissioner Jordan moved to deny, with the second by Commissioner Hoch. The proponent then requested the application be tabled. The original motion and second were withdrawn. Commissioner Jordan then moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

15-10-58(a)(b) Girl Scouts of Central Indiana Headquarters, Indianapolis

The application was now complete. The request was to allow the installation of an MRL elevator. Commissioner Von Deylen moved to approve, with the second by Commissioner Brown. It was voted upon and carried.

15-10-63 Ledago Basketball Building, Lafayette

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

16090 Georgia Reeses, Indianapolis

The application was incomplete. Commissioner Mitchell moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

16229(a)(b)(c) Jewish Community Center, Indianapolis

The application was incomplete. Commissioner Brown moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

16309 Cambria Suites Hotel, Plainfield

The application was incomplete. Commissioner Brown moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

Breaking and reconvening. Chairman Hawkins recessed the Commission at 10:05 a.m. It was called back to order at 10:15 a.m.

Regular Variances

Chairman Hawkins called for any variances in the block vote to be called out. There were none. Commissioner Hoch noted he would abstain from voting on 15-11-06(a)(b)(c)(d) Skyline Garage, Ft. Wayne. Commissioner Mitchell moved to table the incomplete “A” and “B” variances shown as 15-11-01 Grace College 2016 Hall, Winona Lake, and 16396 Marten Transport New Terminal, Zionsville. Commissioner Furnish made the second. It was voted upon and carried. Commissioner Von Deylen then moved to approve the “A” and “B” variances, with the second by Commissioner Richard. It was voted upon and carried.

The following variances were approved as submitted:

- (1) 15-11-04 Kittle, Indianapolis
- (2) 15-11-05 Bad Apple Saloon, Cory
- (3) 15-11-06(a)(b)(c)(d) Skyline Garage, Ft. Wayne
- (4) 15-11-08 O’Neil Residence, West Lafayette
- (5) 15-11-09 Scopelitis Garvin Light Hanson Feary, Indianapolis
- (6) 15-11-10 801 W. 4th St. Windows, Bloomington
- (7) 15-11-11(a)(b)(c) IU School of Informatics and Computing, Bloomington
- (8) 15-11-12(a)(b)(c)(d) University of Notre Dame Campus Crossroads Project, Notre Dame
- (9) 15-11-13(a)(b)(c) Blumburg Hall Renovation, Terre Haute
- (10) 15-11-14 McKenney-Harrison Elementary, Auburn
- (11) 15-11-15 Carmel Senior Living, Carmel
- (12) 15-11-16 Save-a-lot Food Stores, Indianapolis
- (13) 15-11-17 Old Fire Hose Removal, Hammond
- (14) 15-11-18 Lockerbie Lofts, Indianapolis
- (15) 15-11-19 Hoffman Hotel Artist Apartments, South Bend
- (16) 15-11-20 Craft and Cork, Greenwood
- (17) 15-11-21(a)(b) Evansville Lutheran Church, Evansville
- (18) 15-11-22 IPL HSS BESA Facility, Indianapolis
- (19) 15-11-23 Brookside Assisted Living, McCordsville
- (20) 15-11-24 Traditions at Hunter Station, Clarksville
- (21) 15-11-25 Traditions at North Willow, Indianapolis
- (22) 15-11-26 University of Indianapolis Housing, Indianapolis

- (23) 15-11-43 Smith House Smoke Detectors, Bloomington

The following variances were heard separately:

- (24) 15-11-02 Tiny Tot's Riding Adventure, Indianapolis

Todd Jameson, Renfro Productions, and Jay Jackson, ABATE Indiana, spoke as proponents. The request was to allow the use of child-sized motorcycles within the Exhibition Building at the State Fairground for a total of 24 hours over a period of three days. The area occupied by the group is only 4% of the total space booked by the Indiana Motorcycle Expo for its event. Three staff members are to be posted at fire exits, and ten volunteers from ABATE will be on duty. The HVAC system will be on exhaust while the Tiny Tot's is running. All fueling operations are to be done outside the building. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

- (25) 15-11-03 Sheridan Ave. Change of Use, Sheridan

The proponent had requested the application be tabled. Commissioner Brown moved to table, with the second by Commissioner Furnish. It was voted upon and carried.

- (26) 15-11-07 Forgotten Treasures, Merrillville

Penelope and Melvin Weaver, shop owners, spoke as proponent. Their shop is a 1400 square foot room with block walls to the roof separating it from the rest of building which is used for storage by the owner of the building. Following an inspection by the local fire official, the proponents were told they must make the sprinkler system functional before they could receive their certificate of occupancy. The sprinkler system had been made inoperable before the current tenants had moved in, with large sections of piping missing from the 36,000 square foot building. It was not clear if the sprinklers had been required at the time of construction, nor if they had been removed prior to 1985 when the condition would have been grandfathered. Following discussion, Commissioner Hoch moved to approve for this tenant and this space only, and the signature of the owner is to be submitted within ten days. Commissioner Von Deylen made the second. It was voted upon and carried.

- (27) 15-11-27 Phillippe Orchard Ridge, Bluffton

Jason and Rene' Phillippe, owners, spoke as proponents. The owners had purchased property to build their home. They were told they would have to install a 6" line, install a fire hydrant, and run a line to the house. Bluffton requires the home to be within 600 feet

of a hydrant. The request was to omit the hydrant and 6" main. Commissioner Mitchell moved to approve with the second by Commissioner Hoch. It was voted upon and carried.

(28) 15-11-28(a)(b)(c) IU School of Public and Environmental Affairs, Bloomington

Ed Rensink, RTM Consultants, spoke as proponent. The request in (a) had been given a "B" staff rating but had been missed in the block vote. Commissioner Von Deylen moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Variance (b) was a request to exceed the allowable travel distance on the fourth floor. A new three-story addition to the front of the building will be built. Those on this floor will need to go down to the third floor to access a new enclosed stairway. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (c) was to allow temporary egress during construction. They will be closing two sets of doors and changing some direction of travel to give all the areas affected two means of egress. A temporary wooden stair will serve the temporary hallway to the exterior during construction, which is expected to be completed by January of 2017. Sprinklers and fire alarms shall be maintained. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

(29) 15-11-30 Wonder Valley Christian Camp, Salem

Ed Rensink, RTM Consultants, spoke as proponent. Chairman Hawkins abstained from participating in this variance, having Vice-Chairman Mitchell run the proceedings. A new two-story dormitory with 2,000 square feet on each floor, requests to omit a sprinkler system on the first floor and permission to use a 13D system in the sleeping rooms with a one-hour separation provided. There are six sleeping rooms on the first floor with direct access to the exterior, and two on the second floor with exterior access via the balcony. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Chairman Hawkins resumed direction of the meeting at this time.

At this time, Indianapolis Fire Department Chief Rowland addressed the members of the Commission. Chairman Hawkins had expressed confusion concerning just what amount of hose fire trucks carry. The Chief explained that first line trucks carry 500 gallons of water, and that they lay two lines, not just one, to protect the firefighters. And other equipment would be needed such as booster pumps, and the personnel to man them. He also noted that it is code that when you develop a commercial site, you are required to bring water to the site. Chairman Hawkins asked about a pond. Chief Rowland explained that the trucks do not carry hard suction pieces for ponds, plus there is a cost involved for training all personnel in their operation. He also noted that when the area has hydrants, the ISO and insurance rates are better. Members of the Commission thanked the Chief for providing the information, and clearing up the confusion.

(30) 15-11-31 Griggsbys Station, Greenfield

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow two unisex restrooms to be provided in lieu of the separate male and female facilities to comply with a local requirement to retain existing, historic openings. An accessible restroom will be on the first floor with a non-accessible restroom on the second floor which is served only by stairs. Following discussion, Commissioner Von Deylen moved to approve with the condition that the restroom on the second floor be ADA compliant. Commissioner Richard made the second. It was voted upon and carried.

(31) 15-11-32 St. Joe Farm Banquet Facility, Granger

Melissa Tupper, RTM Consultants, spoke as proponent. This is a request to allow the use of Chapter 34, which they can pass, to convert a 1913 milking barn into an event facility. A structural evaluation has not yet been done. The lower floor will be used for storage, and the second floor will be the assembly area. The facility will not be heated, therefore heat detectors instead of smoke detectors will be added to the fire alarm system. There is no kitchen as events are to be catered only. They will self-limit to 300 occupants. Following discussion, Commissioner Von Deylen moved to approve with the condition that a structural evaluation be done, the fire alarm system work with heat and not smoke detectors, no cooking is allowed, and the occupancy will be limited to 300. Commissioner Hoch made the second. It was voted upon and carried with two nays.

(32) 15-11-33 111 N. 4th Street, Lafayette

Melissa Tupper, RTM Consultants, spoke as proponent. This is a request to allow exterior openings on the third and fourth floors of a sprinklered row building which overlooks a two-story building at the property line. Ron Ritchey, Lafayette Fire Department, did not object to the variance. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

(33) 15-11-34(a)(b) Moonburn on Morton, Bloomington

Ed Rensink, RTM Consultants, spoke as proponent. This is a four-story building with first floor parking and commercial tenant spaces, and three floors of apartments. The request in variance (a) was to omit electrical receptacles on six balconies on the north side of the building. Jim Gerstbauer, Monroe County Building Department, objected to the variance. Commissioner Mitchell moved to deny (a), with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (b) was to supersede variance 14-08-39(d) for exterior opening in the south and north exterior walls of the first floor. The previous design had been for a garage in a podium. The first floor will have an NFPA 13 sprinkler system.

Jim Gerstbauer, Monroe County Building Department, did not object to the variance. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Richard. It was voted upon and carried.

(34) 15-11-35 City-County Building Plaza Renovation, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow the south exterior exits of the 1962 building to be closed during the renovation. The first level garage stairs are also to be closed, and the ramps will be used as an egress. All three levels of the garage are sprinklered. Following discussion, Commissioner Hoch moved to approve, with the condition that the variance would be valid until April 15, 2017. Commissioner Von Deylen made the second. It was voted upon and carried.

Josh Manger, the local fire official of Hobart, Indiana, arrived at this time, and addressed the Commission. He explained what his inspection showed, about the attempts he had made to reach the owner, and his concerns. Following discussion, Commissioner Hoch and Von Deylen moved to withdraw their previous motion. Commissioner Von Deylen then moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

Breaking and reconvening. Chairman Hawkins recessed the Commission at 11:47 a.m. It was called back to order at 1:01 p.m.

Commissioner Hoch was no longer in attendance.

(35) 15-10-63 (a)(b) Ledago Basketball Building, Lafayette

The variance had been tabled earlier in the meeting. Commissioner Mitchell moved to un-table, with the second by Commissioner Von Deylen. It was voted upon and carried. Tim Callas, J&T Consultants, then spoke as proponent. The facility is a 30,000 square foot building used for basketball games only, with 9,000 square feet of lockers, showers, restrooms, parent waiting areas, concession stands and concession seating areas separated by a 2-hour fire wall. Per the 2008 code, the 4 sets of 9-row bleachers for 153 persons would require sprinkler protection, but not the court. The project had been designed under the 2008, but delays caused it to be filed after the 2014 had become effective. The request in variance (a) was to omit the sprinklers. A fire alarm system with manual pull stations, horns and strobes will be provided. Six exits are provided, while only four exits are required. The facility is on a domestic well system, and, as confirmed by Ron Ritchey, Lafayette Fire Department, there currently is no definite timetable for city water lines to reach the area. He went on to request that, if the variance is granted, the Commission allow the building to be used for basketball only, with no concerts and no alcohol, so that they could be less opposed. Following discussion, Commissioner Von Deylen moved to approve with the condition that the building be used for basketball only, with no other

gatherings or alcohol allowed. Commissioner Richard made the second. It was voted upon and carried. Variance (b) was to allow the building to exceed allowable area, due to the amount of space required for four courts and accessory areas. Interior walls are Type IIB construction, with metal studs and a masonry fire wall separation. Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

(36) 15-11-36 Don Schumacher Racing Expansion, Brownsburg

Melissa Tupper, RTM Consultants, spoke as proponent. The request is to allow the building and addition to be unlimited area, but not comply with the 60 feet of side yard on all sides. The existing north wall, of pre-cast concrete without openings, is 36 feet from the property line. The east wall of the addition is 51 feet from the line. The existing building, which sits on a corner lot, is sprinklered per NFPA 13, with a fire alarm system. These will be carried into the addition. Following discussion, Commissioner Von Deylen moved to approve for the existing wall with the condition that the new wall complies with code. Commissioner Richard made the second. It was voted upon and carried.

(37) 15-11-37(a)(b)(c)(d)(e) Connor Prairie Treehouse, Fishers

Melissa Tupper, RTM Consultants, spoke as proponent. Clete Kunce, One 10 Architects, and Ed Rensink, RTM Consultants, also were present. An open structure, with a calculated occupant load of 54, was created for children to view Conner Prairie from the height of a treetop, with educational exhibits displayed on the main level. Variance (a) was to allow an accessible route only to the main level, located on the second level of the structure. A ramp will be constructed to provide an accessible entrance. Commissioner Von Deylen moved to approve, with the second by Commissioner Richard. It was voted upon and carried. Variance (b) was to allow a single means of accessible egress from the main level. The structure is open, with no fire area. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried. Variance (c) was to allow a single exit from level three and level four. Level 3 was an occupancy of 19, while level 4 has an occupancy of 13. The maximum travel distance is 99 feet from the 4th floor. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Richard. It was voted upon and carried. Variance (d) is to allow a single exit from the 3rd and 4th levels. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Richard. It was voted upon and carried. Variance (e) is a request to permit a 36" wide stair in lieu of a 44" wide stair to connect the first and second, or main level of a building with a calculated occupant load of 54. The size was due to a restricted building site and construction obstacles. A 36" wide stair will accommodate an occupant load of 120 persons. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Richard. It was voted upon and carried. Variance (e) was to permit the building to more than the allowable height of one story. This is an open building with no fire area, a low occupant load, and short travel distances. Following discussion,

Commissioner Von Deylen moved to approve, with the second by Commissioner Brown. It was voted upon and carried.

(38) 15-11-38 Monticello United Methodist Church, Monticello

Melissa Tupper, RTM Consultants, spoke as proponent. An addition to the church is planned, and will be within 5' 6 1/8" of an adjoining building also owned by the church. The request is to allow the exterior wall of the addition to be a 2-hour fire rated wall in lieu of a 1-hour rating for both the adjoining structure and the addition walls as required by code. The addition, of Type IIB construction, will be separated from the existing, partially sprinklered building by a 3-hour fire wall, and will be sprinklered throughout. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Hite. It was voted upon and carried.

(39) 15-11-39 University Lutheran Church, West Lafayette

Melissa Tupper, RTM Consultants, spoke as proponent. The request is to allow the existing, twelve inch thick concrete block exterior wall of the 1950's church to serve in lieu of the 3-hour structurally independent fire wall to separate the new addition. The existing building is Type IIIB construction, and the addition is type VB construction. Following discussion, Commissioner Von Deylen moved to approve with the condition they maintain the structural independence of the wall. Commissioner Hite made the second. It was voted upon and carried. Commissioner Richard abstained.

(40) 15-11-40 Indiana Chin Baptist Church, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The gymnasium/classroom wing of the new building was to be a pre-engineered metal building designed per the 2008 IBC, with the CDR released in 2011. Easement issues with a neighboring apartment complex caused the building to be delayed until April of 2015, and when the expired CDR was refiled, the code was now the 2014 IBC and not all of the refiled design complies. The request was to be allowed to use the original structure without changing the secondary structural members which do not comply with the new code, and would cost \$116,703. Following discussion, Commissioner Von Deylen moved to table to let the proponent to further research the changes, with the second by Commissioner Scheurich. It was voted upon and carried.

(41) 15-11-41 Ray Skillman Buick/GMC Northeast Addition, Indianapolis

Melissa Tupper, RTM Consultants, spoke as proponent. A 2-story car showroom and office addition is planned for the existing building which has a 3-hour separation between their service building and the showroom/office area. The request is to allow the 3-hour

separation wall, which is not structurally independent, to serve as a fire wall. This will allow the service building to be considered a separate building. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Richard. It was voted upon and carried.

(42) 15-11-42(a)(b) Indy Public Library Southport Branch Renovation, Indianapolis

Melissa Tupper, RTM Consultants, spoke as proponent. The covered area over the existing entrance will be enclosed, and a new vestibule will be added to the existing library. Variance (a) was to allow temporary egress through the library where construction will not be completed until the end of the project in April of 2016. The current staff entrance will be used as the temporary egress during construction. The exit will remain as a public means of egress after construction. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Variance (b) was to omit the sprinkler requirement with the 485 square foot increase in fire area created by the enclosed covered area. The existing building has a smoke detection system which will be extended into the addition, as will the existing fire alarm system. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Richard. It was voted upon and carried.

(43) 15-11-44 Anson Senior Living, Zionsville

Roger Manwering, Vessel Architecture and Design, spoke as proponent. The request was to allow a senior living facility to be designed to the 2015 International Building Code instead of the 2014 Indiana Building Code. The proponent wishes to use the 2015 IBC since they feel it better fits their type of facility. The Memory Care Unit would be on the first floor, and Assisted Living would be on the second floor, separated by a 1-hour floor assembly. The rated corridors would be 6 to 7 feet wide, with rated 20-minute doors and closers installed. Jim Gerstbauer, a member of the Code Committee for the Indiana Association of Building Officials, noted that the inspectors are not trained in the 2015 IBC. Following a lengthy discussion, Commissioner Von Deylen moved to table to allow the proponent time to resubmit his application using the requested information, with the second by Commissioner Brown. It was voted upon and carried.

(44) 15-11-45 Sprinkler System, LaPorte

Kara Henn, owner, spoke as proponent. The first floor of an existing building, constructed in 1894, was being converted from a retail occupancy to a beer and wine billiards room. The request is to allow the unsprinklered area to remain unsprinklered. The proponent has added double exit doors with panic hardware, exiting directly to the exterior. The exterior walls are masonry, and 12" thick. There are no fryers to be used in the kitchen, and no live music. Following discussion, Commissioner Von Deylen moved to approve with the condition that there shall be no occupancy of the second and third floor, the occupant load

of 99 shall be posted, a 1-hour separation between the kitchen and dining room shall be installed, an NFPA 72 fire alarm system shall be installed, alcohol shall be limited to beer and wine, no live music, and no frying of foods in the kitchen shall be allowed. Commissioner Richard made the second. It was voted upon and carried, with one nay.

(45) 15-11-46(a)(b) Boone County 4-H Build-Out, Lebanon

Melissa Tupper, RTM Consultants, spoke as proponent. The existing exhibition building had been granted a variance in 2008 to omit the sprinkler system. They were to show animals two weeks out of a year and be used for storage the balance of the year. They now wish to use the building year round as an exhibit space. Variance (a) is a request to allow the use of the building year round without a sprinkler system. The building has fire and smoke detection, and double the required exit width. Variance (b) is to allow the facility to be over area. Following discussion, Commissioner Von Deylen moved to table both for more detailed information, with the second by Commissioner Richard. It was voted upon and carried with one nay.

(46) 15-11-47 MLK Apartments, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. An existing, historic structure is being converted from a mortuary into a 4-bedroom apartment on the second floor with amenity function on the first floor, using Chapter 34. The request is to use the existing exterior wall of the 1890's building as the firewall, separating it from the new garage and residential addition. It will not be structurally independent. The historic windows will remain and will be protected on each side with an NFPA 13 sprinkler head at the ceiling. The separation wall will be sprinklered on each side, and the apartment will have a 13R system. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

(47) 15-11-48a)(b) Ransom Place Site C, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a) was a request to allow the private garages and carports on the first floor of the building to exceed the permitted 3,000 square feet. The structure is three stories, with apartments on the second and third floors. A 1-hour separation will be provided between the garages and the rest of the building. The first floor will be protected by an NFPA 13 system, and the residential levels with an NFPA 13R system. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Variance (b) was to allow openings on the west exterior wall to exceed the 25% allowed by code. The openings on the second and third floors will be protected with sprinklers spaced 6 feet on center at ceiling level. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Brown. It was voted upon and carried.

- (48) 15-11-29(a)(b)(c)(d) CityWay Phase II Building A, Indianapolis

The proponent was not available for questions. Commissioner Brown moved to table, with the second by Commissioner Hite. It was voted upon and carried.

- (49) 16357 Nova Health Care, Indianapolis - incomplete
16379 Marten Transport New Terminal, Zionsville - incomplete

Commissioner Von Deylen moved to table both, with the second by Commissioner Hite. It was voted upon and carried.

- (50) 16388 Contractor's Warehouse, New Palestine – incomplete
15-11-49 Contractor's Warehouse, New Palestine

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

- (51) 16428 Harlan Bakeries Fresh Pack Warehouse, Avon - incomplete
16430 river North at Keystone, Indianapolis- incomplete

Commissioner Brown moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

- (52) 15-11-50 ID Casting Grinding and Finishing Building, Noblesville

Carrie Ballinger, RTM Consultants, spoke as proponent. A portion of the exterior wall of a Type IIB building addition was constructed with OSB sheathing behind a brick veneer, not fire-retardant treated sheathing as required by code. The condition was discovered during an inspection, and the request is to allow the OSB to remain in place. It is separated from the interior of the building with metal stud and gypsum board construction and by brick veneer on the exterior. The building will have an NFPA 13 sprinkler system. Following discussion, Commissioner Von Deylen moved to approve with the condition that the exposed OSB which has not yet been bricked-over be removed and replaced with non-combustible material. Commissioner Scheurich made the second. It was voted upon and carried. Commissioner Mitchell abstained.

Breaking and reconvening. Chairman Hawkins recessed the Commission at 3:04 pm. It was called back to order at 3:11 p.m.

6. Reconsideration of variance #15-04-52 Johnson County Fairgrounds, Franklin

Tracy Rumble, Public Safety Liason, and Larry Vandenburg, Fair Board President, spoke as proponents. There had been some miscommunication by the proponent for the variance as originally presented. The letter stated no overnights, but 4-H children with livestock being shown always stay with their animals. The parents sign a waiver to allow the child to stay, and there is adult supervision with one adult per every seven children. There will be no boat or rv storage. There are twenty overhead doors and four man doors open 24/7 during the fair, and 24/7 security is provided during the fair. The police are on-site 24 hours per day, EMS are on-site 12 hours per day, and there are fire personnel assigned to the fair 12 hours per day. Following discussion, Commissioner Von Deylen amended the condition to: overnight occupancy allowed if security is present 24/7 while children are staying there, doors are to be open while children are sleeping in the building, and there must be a 1 to 7 ratio of adult to children for supervision, and minimal rv/boat storage with minimal gas. Commissioner Scheurich made the second. It was voted upon and carried with one nay.

7. Reconsideration of #16108 Second Floor Renovations to Haro Building, East Chicago

Christina Colleter, RTM Consultant, was not present to answer questions. Commissioner Von Deylen moved to table, with Commissioner Scheurich making the second. It was voted upon and carried.

8. Reconsideration of variance 15-07-06 108 West Main Street Remodel, Madison

Craig Burgess, Plan Review, noted that a portion of the building was used as storage, and without filing for a change of use. The owner had attended a meeting with Plan Review and had explained that the storage had been done by the ground floor tenant without permission, which brought up the possibility that the sprinklers may not be required if the area was still considered an R-occupancy. Ed Rensink, RTM Consultants, had been asked by the owners to speak at the reconsideration. He agreed that the use of the second floor space without permission did not change the occupancy, and that renovation work done was only in areas which were R-occupancy. It was requested that the condition on the letter be amended to remove the 13-D system. Commissioner Von Deylen made the motion to remove the 13-D condition, with the second by Commissioner Scheurich. It was voted upon and carried.

9. Discussion and Commission actions on Petition for Review (Timely filed unless otherwise noted)

Knobs Points Apartments, New Albany
Denial of project #377388

631 Apartments, Bloomington
Denial of variance 15-10-49

Delaware Christian Academy
Order – Muncie Fire Department

Commissioner Von Deylen moved to grant the Petitions for Review, with the second by Commissioner Hoch. It was voted upon and carried.

Westfield Washington Schools
Untimely ruling appeal

Commissioner Von Deylen moved to review the appeal of the untimeliness of their appeal. Commissioner Richard made the second. It was voted upon and carried. Commissioner Jordan abstained.

10. Discussion and Possible Commission Action

Meridian Hills Country Club
Administrative Cause No. DHS-1521-FPBSC- 016
Non-Final Order of Dismissal

Commissioner Mitchell moved affirm the Non-Final Orders of Dismissal. Commissioner Brown made the second. It was voted upon and carried.

11. Comments – Chairman Hawkins

Chairman Hawkins thanked staff for their hard work, noting that things were much better organized this time. Commissioner Richard asked about the status of the Non-Rule Policies draft Chairman Hawkins was working on. Chairman Hawkins stated that he had given it to a few people

to look at, and by next month he should have it ready to distribute to the Commission for their input.

12. Adjournment

Chairman Hawkins then adjourned the meeting at 3:40 p.m.

APPROVED _____
John Hawkins, Chairman